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INDX
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet**

Preparer Information: David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, IA 50309
Phone: 515-246-4555

Taxpayer Information: Noah B. Hunter, P.O. Box 394, Earlham, IA 50072

✓ **Return Document To:** David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, IA 50309

Grantors: William W. Hunter as Trustee of Keystone Revocable Trust dated December 18, 2007

Grantees: Noah B. Hunter

Legal Description: See Page 2

Document or instrument number of previously recorded documents:
BK 2009 PG 2967



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section One (1), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

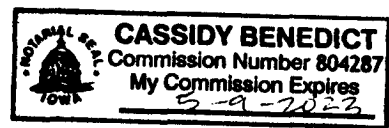
STATE OF IOWA, COUNTY OF _____, ss:

I, William W. Hunter, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the Trustee under the Keystone Revocable Trust dated December 18, 2007, to which the above-described real estate was conveyed to the Trustee by John D. Wells and Kimberly Haus Wells, husband and wife, pursuant to an instrument recorded September 25, 2009, in the office of the Madison County Recorder in BK 2009 PG 2967.
2 I am the presently existing Trustee under the Trust and I am authorized to execute any and all documents required to convey the above described property to Noah B. Hunter without any limitation or qualification whatsoever.
3 The Trust is in existence and I, as Trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.
4 The grantor of the trust is alive.
5 Form 706, United States Estate Tax return, IS NOT* required to be filed as a result of the death of the Grantor.
6 An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 2 and 3.
7 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

William W. Hunter
William W. Hunter, Affiant

Signed and sworn to (or affirmed) before me on December 19, 2022, by William W. Hunter.



Cassidy Benedict
Signature of Notary Public

*THE CORRECT OPTION MUST BE SELECTED TO DETERMINE WHETHER THE IOWA ESTATE TAX MAY CONSTITUTE A LIEN ON THE ABOVE DESCRIBED PROPERTY.